

# 4033 BATH ROAD KINGSTON

**FOR SALE**

**\$675,000**

## PROPERTY DETAILS

- Extensively renovated within the last 5 years, including roof, two separately zoned heating systems for both the main and second levels, as well as A/C units for both levels
- Rooftop solar panels have provided a net zero electrical costs for the existing owner combined with upgraded insulation
- Exterior of building has been re-clad as well as feature design on the store front area.
- Located on high traffic road in Kingston West
- Overhead door on the west side of the building.

PRICE	\$675,000
AREA	8,800 sq ft over 2 levels
LOT SIZE	0.275 Acres (11,990.88 sq ft)
ZONING	General Commercial CG in 2022-62
PROPERTY TAXES	\$13,866.28 (2023)
ELECTRIC	200 Amps
ENVIRONMENTAL	Yes (2015)
HEATING	H.W. Gas
COOLING	A/C
WATER SUPPLY	Municipal
SEWER	Holding Tank
PARKING	15 + Spaces

**Rogers  
& Trainor**

Commercial Realty (2009) Inc.  
Brokerage

**WWW.RTCR.COM**

20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1

**ALEX ADAMS**  
Sales Representative

✉ aadams@rtcr.com  
☎ 613-531-2539  
☎ 613-384-1997 ex. 15

**LAURENCE TRAINOR**  
Broker

✉ ltrainor@rtcr.com  
☎ 613-532-3141



## TRAFFIC COUNTS

BATH RD. / COLLINS BAY RD.

**18,368** EAST  
BOUND  
TRAFFIC

**17,999** WEST  
BOUND  
TRAFFIC

\* City of Kingston 2019

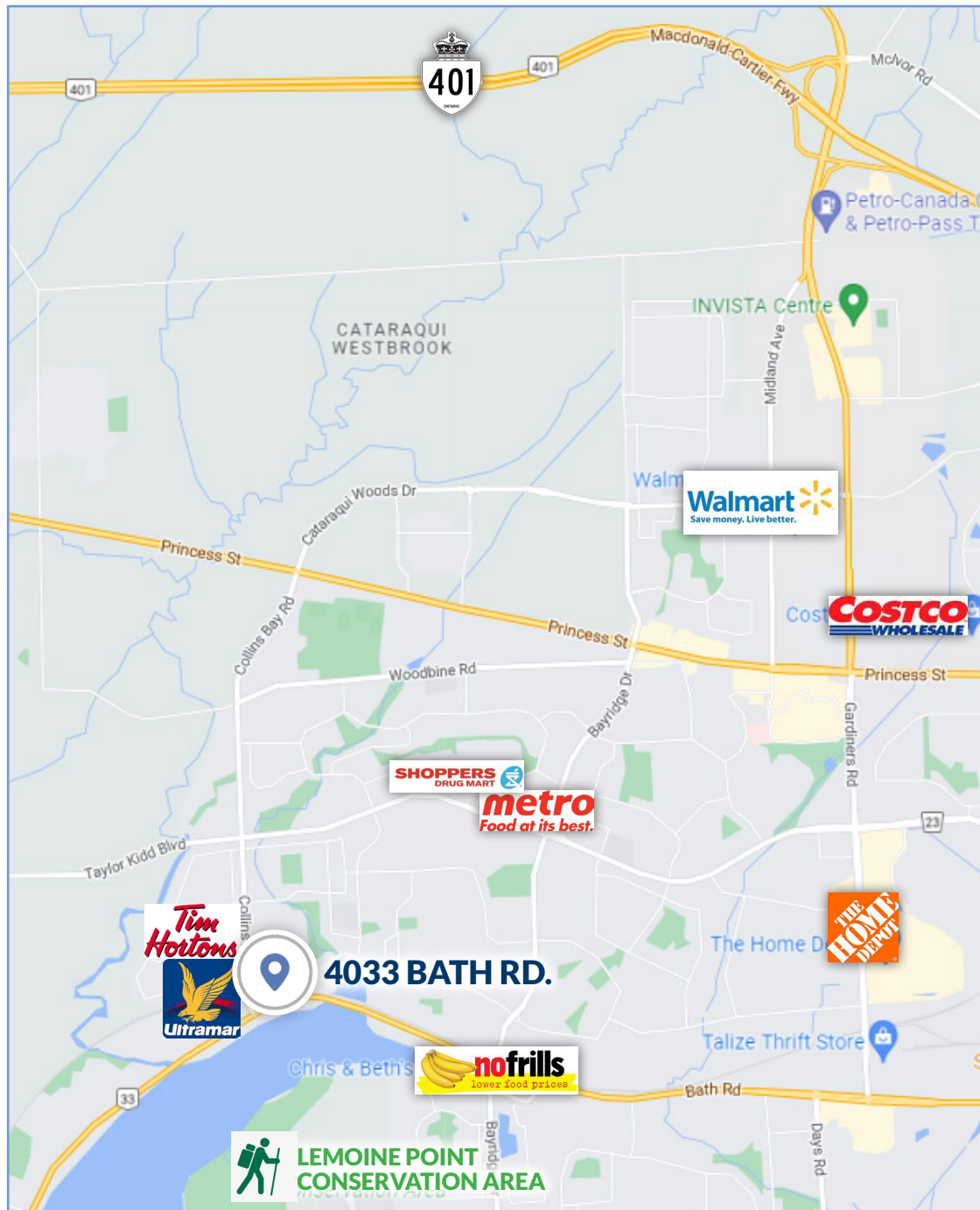
**FOR SALE**

**4033 BATH ROAD KINGSTON**



# FOR SALE

# 4033 BATH ROAD KINGSTON



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Bella Bistro
- Tim Hortons
- Chinese Palace Restaurant
- Carmelinda's
- Kelsey's
- Montana's

### AMENITIES

- Lemoine Point Conservation Area
- Amherstview Golf Club
- RioCan Centre
- Rotary Park Dog Park
- Cineplex Odeon
- Staples
- PetSmart
- Best Buy
- Service Ontario
- Garden Walk Park
- Lasalle Plaza

### GROCERY

- Metro
- Loblaws
- No Frills

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2018*
- Ranked #4** Top City in Ontario for Millennials *Point2Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

